



MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **RZ-06-14, REZONING FROM B-1 (NEIGHBORHOOD BUSINESS ONE) to B-3 (GENERAL COMMERCIAL/BUSINESS THREE) WITH CONDITIONAL USE PERMIT APPROVAL OF A USED VEHICLE LOT (FINDINGS OF FACT)**

LOCATION This property is located at 9344A Joor Road which is on the east side of Joor Road north of the Lovett Road intersection in Section 69, T6S, R1E, GLD, EBR, LA. The applicant is proposing to rezone to B3 with a conditional use permit for a used car lot.

EXISTING LAND USE	Auto Parts Store/Automotive Repair Facility
PROPOSED LAND USE	Used Car Lot; Auto Parts Store & Automotive Repair Facility to remain
MASTER PLAN	Neighborhood Commercial
PRESENT ZONING	B-1 (Neighborhood Business One)
PROPOSED ZONING	B-3 (General Commercial/Business Three) with Conditional Use Permit approval for a used car lot.
APPLICANT	James W. Guillaume, J and C Auto Parts Inc.

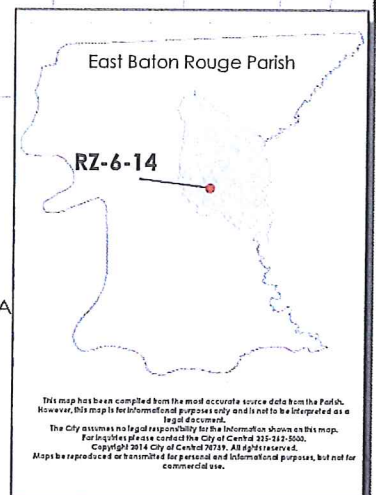
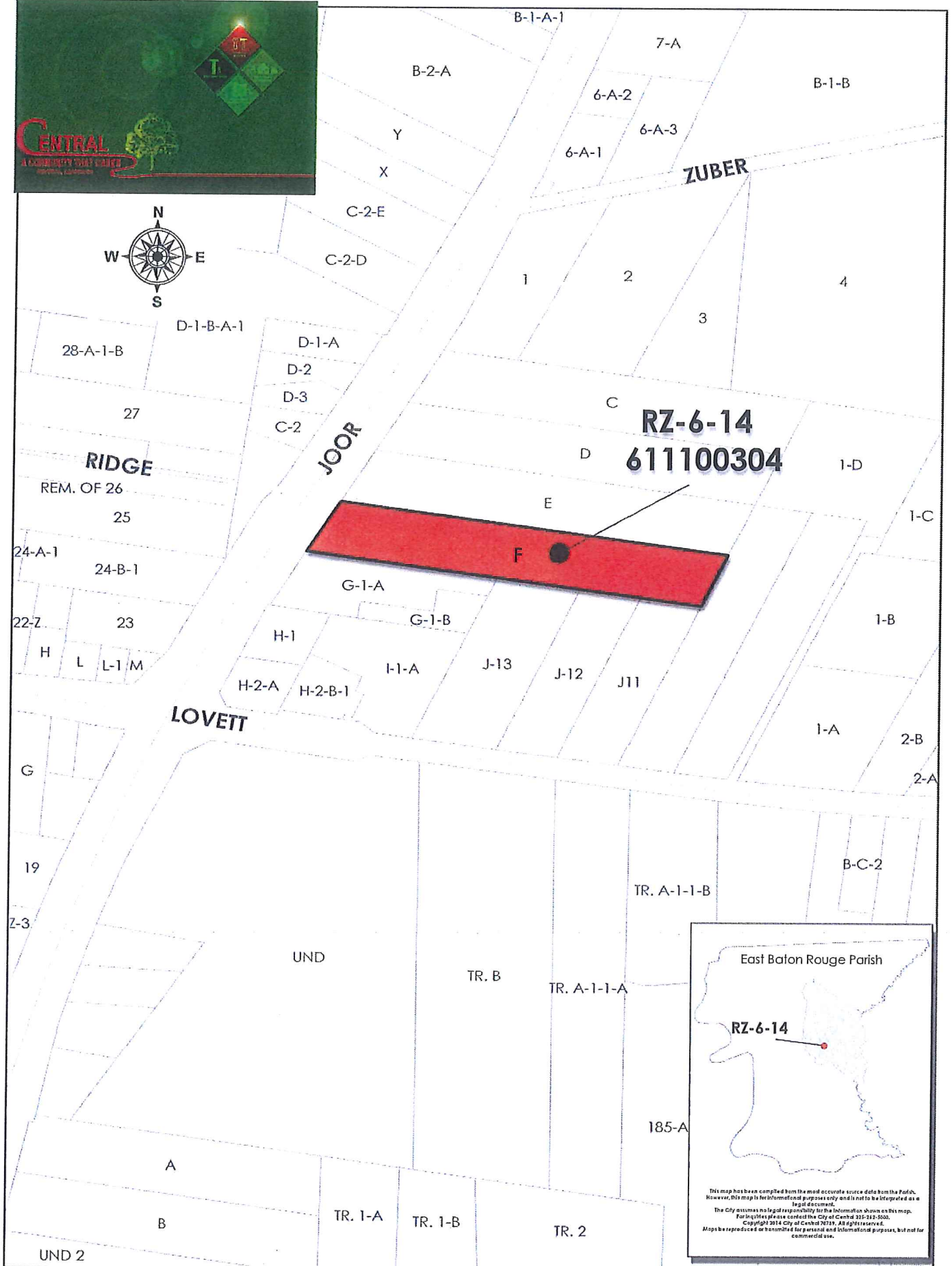
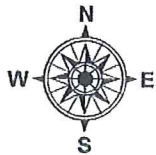
STAFF COMMENTS

1. **Existing land use** is Commercial/Auto Parts Store & Automotive Repair Facility.
2. **Surrounding land uses** include Commercial and Residential.
3. **Existing zoning** is B-1 (Neighborhood Business One).
4. **Surrounding zoning** is Rural/Agriculture, B-2 (Neighborhood Business Two), and HC-1 (Heavy Commercial One).
5. **Size of Subject Property** is approximately 5.6 acres.
6. **Master Plan Statement.** The City of Central Master Use Plan specifies Neighborhood Business at the subject property (**See Attachment A**). The proposed rezoning is not consistent with the Master Plan.



7. **Rezoning Criteria.** Land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponents' property and adjacent property. Reasonableness is defined as:
- a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
8. **Site Plan Comments.** The applicant is proposing to add a concrete parking lot adjacent to the existing parking lot on the property. Sixteen (16) proposed spaces are planned for the display of cars. The applicant is proposing a three (3) foot high landscaping buffer to screen the proposed parking lot from Joor Road as required by Zoning Code. The sales office would be located within the existing auto parts store.
9. **Staff Recommendation.** Staff cannot fully support this rezoning request because the proposed rezoning is not consistent with the Master Plan. However, Staff notes that there are several commercial businesses surrounding the subject property. In particular, the property to the north is a business that stores school buses on site. The facility to the south of this property includes commercial office and the storage of industrial equipment. Staff is of the opinion that this property may be compatible with adjacent properties if developed in accordance with requirements established by the Zoning Code including landscaping and screening requirements.
10. **Schedule**  
Scheduled for Zoning Commission on November 20, 2014.

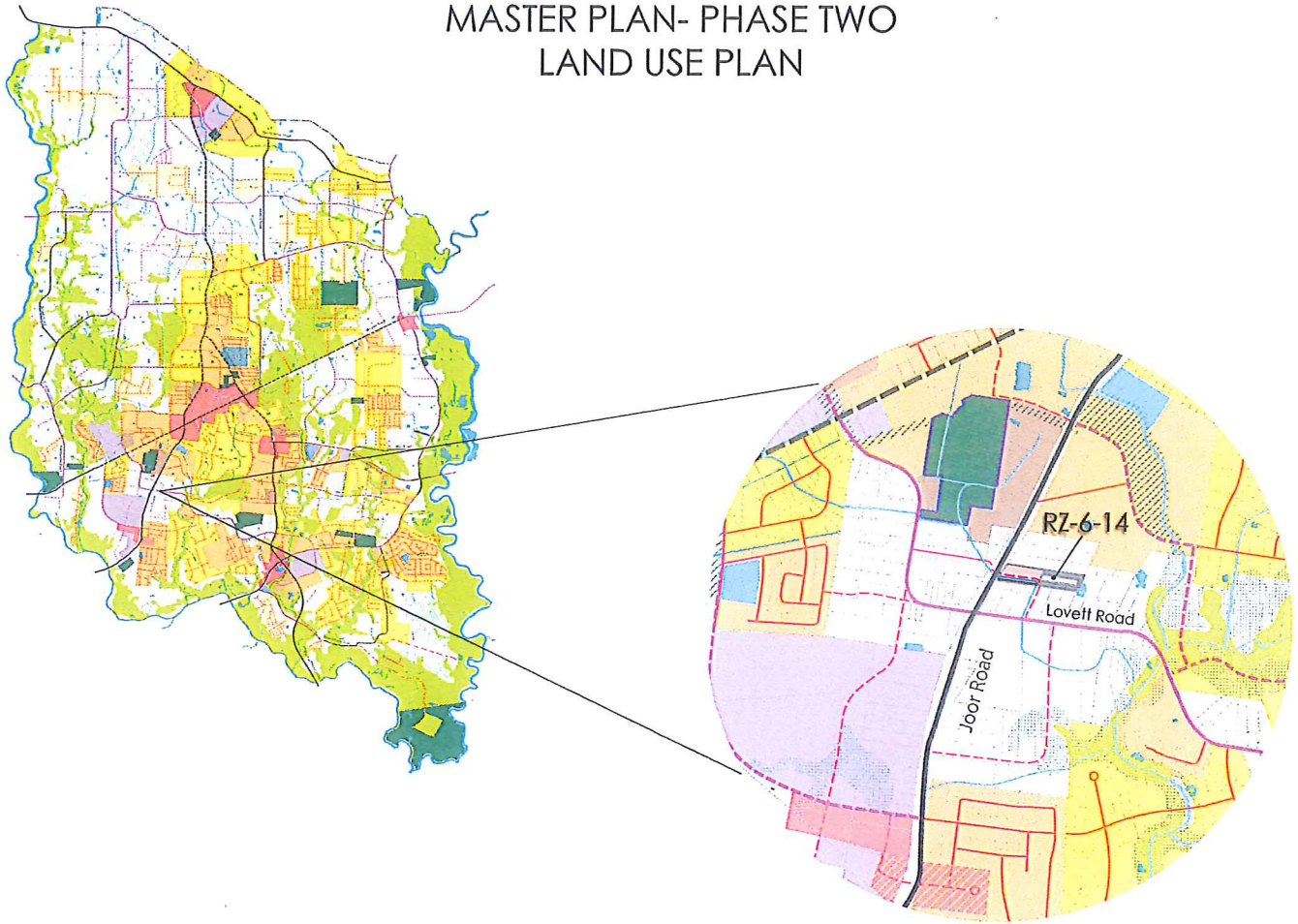








# MASTER PLAN- PHASE TWO LAND USE PLAN





# PUBLIC HEARING

## CITY OF CENTRAL PLANNING AND ZONING COMMISSION

Date: Nov. 20, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: RZ-6-14

☒ **REQUEST TO REZONE**

FROM: B1

TO: B3

☒ **OTHER REQUEST**

with Conditional Use for a

USED CAR LOT

For More Information Contact  
City of Central 262-5000

10/30/2014 10:55